

RESOLUTION NO. 2016-197
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
NORTHRIDGE LAKES UNIT 3.**

WHEREAS, D.R. HORTON, INC. – JACKSONVILLE, A DELAWARE CORPORATION, AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Northridge Lakes Unit 3.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above-described subdivision plat and its dedicated areas depicted thereon are conditionally approved and accepted by the Board of County Commissioners of St. Johns County, Florida subject to Sections 2, 3, 4, 5 and 6.

Section 2. A Required Improvements Bond in the amount of \$734,981.25 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$95,867.15 will be required for maintenance.

Section 4. The approval and acceptance described in Section 1 shall not take effect until the Clerk has received a title opinion, certificate, or policy pertaining to the real property that is the subject of the aforementioned subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

Section 5. The Clerk is instructed to file and record the consent and joinder (s) to the plat executed by all mortgages identified in the title opinion or certificate of the title in Section 4.

Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

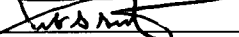
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval shall

automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 19 day of July, 2016.

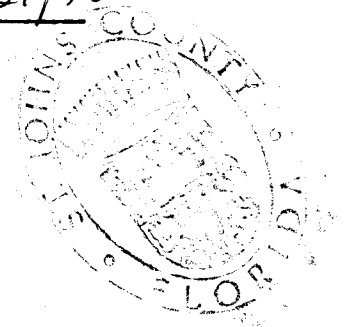
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad


Deputy Clerk

RENDITION DATE 7/21/16



NORTHBRIDGE LAKES UNIT 3

A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

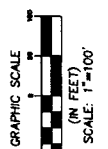
MAP BOOK PAGE

SHEET 2 OF 6

1. THE LOTS SHOWN ON THIS MAP ARE THE NORTHERLY LINE OF TRACT "Y" FOR THE NORTHERNE
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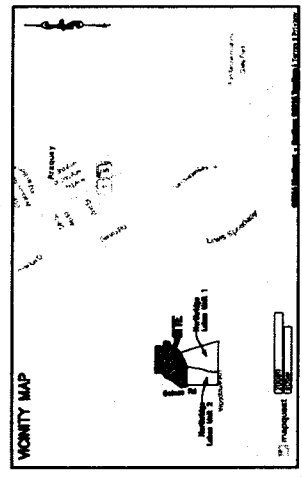
LEGEND

□	FOUND CONCRETE MONUMENT (LA 1704), 1994
○	SET 1/2" CONCRETE MONUMENT (LA 1704), 1994
○	SET 1/2" IRON PIPE (LA 1704), 1994
○	SET PERMANENT CORNER POINT (LA 1704)
○	CHORD DISTANCE
○	TRACT
○	POINT OF CORNER
○	POINT OF INTERSECTION
○	POINT OF COMMENCEMENT
○	POINT OF BEGINNING CURVATURE
○	TRAIL POINT
○	TRAIL POINT
○	OFFICIAL RECORD BOOK OR VOLUME
○	ORIGINAL DESCRIPTION
○	FLORIDA POWER & LIGHT COMPANY



STATE PLANE COORDINATES TABLE

POINT	NORTHING	EASTING	DESCRIPTION
1	208347.1297	541644.1481	SOUTHWEST CORNER, POINT OF BEGINNING
2	208348.6178	542252.8131	SOUTHWEST CORNER



PREPARED BY
CLARSON ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1445 N. W. 10th Avenue
 JACKSONVILLE, FLORIDA 32207
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